

**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION**

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# **Board of Zoning Appeals Staff Reports 2021**

**Monday, August 16, 2021  
7:00 P.M.  
City Hall Forum**

**Agenda**  
**Board of Zoning Appeals**  
**Springfield, Ohio**  
**Monday, August 16, 2021**  
**7:00 P.M.**

**1. Call to Order**

**2. Roll Call**

**3. Approval of July 19, 2021 Meeting Minutes** ACTION

**4. Swearing In of Witnesses** ACTION

**5. Case #21-A-33** DISCUSSION

Request from owner for a conditional use permit to use the property as  
a restaurant at 702 E. High St. in a CO-1 District. & ACTION

**6. Case #21-A-35** DISCUSSION

Request to use the property for Automobile and truck oriented use -  
convenience store/ fuel station at 1910 Mitchell Blvd. in a CC-2  
District. & ACTION

**7. Board Comments** DISCUSSION

**8. Staff Comments** DISCUSSION

**9. Adjourn – Next meeting is September 20, 2021** ACTION

## 2021 Board of Zoning Appeals Call to Order: Roll Call

<b>Name</b>	<b>Term Expiration</b>
Mark Brown	03/13/2024
James Burkhardt	03/31/2024
Rhonda Zimmers	01/06/2022
Dori Gaier	05/11/2022
Denise Williams	08/02/2022
Charles Harris	03/26/2022
Matthew Ryan	08/11/2023
<b>Quorum - 4</b>	

**BOARD OF ZONING APPEALS**

**Springfield, Ohio  
Monday, July 19, 2021  
7:00 P.M.  
City Hall Forum**

**Meeting Minutes**  
(Summary format)

Chairperson Ms. Dori Gaier called the meeting to order at 7:00 P.M.

MEMBERS PRESENT: Mr. Burkhardt, Ms. Zimmers, Mr. Brown and Mr. Ryan.

MEMBERS ABSENT: Mr. Harris, Ms. Williams and Ms. Gaier.

OTHERS PRESENT: Stephen Thompson, Planning, Zoning, and Code Administrator  
Cheyenne Shuttleworth, Community Development Specialist.

\* \* \* \* \*

**SUBJECT: Approval May and June meeting minutes.**

Mr. Ryan asked if the Board had any corrections or additions to add to the minutes.

Hearing none, Mr. Ryan asked the Board members to voice yes if they were in favor of approving the minutes. Members voiced yes.

Mr. Ryan asked if any opposed to voice nay. Hearing none, Mr. Ryan stated the minutes stand approved.

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**Case #21-A-32 Request from Calibre Engineering for a conditional use permit to construct an automobile oriented use (tire shop) at 2202 N Bechtle Ave. in a CC-2A, Shopping Center District.**

Ms. Gaier stated that the public hearing was now open and asked for Mr. Thompson to read the staff report.

The applicant seeks approval to amend an approved CC-2A shopping center district. When the original plan for this area was approved, it was designated to be a gas station. The development will have access to the Hobby Lobby lot to the north.

**ANALYSIS for Conditional Use:**

In considering an application for a conditional use, the Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the facts and circumstances of each proposed conditional use in terms of the following standards and



shall find adequate evidence showing that the proposed conditional use at the proposed location:

- (1) Would not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

*Staff Comment: No.*

- (2) Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;

*Staff Comment: Yes.*

- (3) Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;

*Staff Comment: Yes.*

- (4) Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area;

*Staff Comment: Yes.*

- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

*Staff Comment: Yes.*

- (6) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

*Staff Comment: It will not.*

- (7) Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this Springfield Zoning Code for the particular conditional use, as the Board may deem

necessary for the protection of adjacent properties and the public interest.

*Staff Comment: Yes.*

**RETURNED REPORTS FROM STAFF:**

Service/Engineering Department:	Recommend approval; developer must provide access to the Walmart parking lot before a building permit will be issued.
Building Inspections:	Recommend approval; all building comments will be addressed during the permit process.
Police Division:	Recommend approval
Fire Department:	Recommend approval
City Manager's Office:	Recommend denial; shall be detrimental to traffic flow and control.

**STAFF RECOMMENDATION:**

Approval of the conditional use permit.

Mr. Brown asked what department recommended denial.

Mr. Thompson explained the city manager's office recommended denial. Mr. Thompson explained even though the site was always planned for auto motive use, it was supposed to be a gas station originally. Mr. Thompson explained that staff felt the tire center would generate less traffic.

Mr. Burkhardt asked if there were any other plans to add a right of way through to Kohl's.

Mr. Thompson explained he didn't plan that was part of any of the plans that were actually approved. Mr. Thompson explained as traffic increases on Bechtle, the city would be pushing for a right of way similar to a service road. Mr. Thompson explained staff was working in that direction.

Mr. Burkhardt asked if he believed it would actually happen.

Mr. Thompson explained as traffic increases, he felt it would eventually happen. Especially for fire safety.

Mr. Burkhardt expressed that he felt it was definitely needed and would help him make a decision on the case. The traffic issue is a big concern.

Ms. Zimmers asked if there would be another site they would consider if the case was denied.

Mr. Thompson stated he was unsure and explained there weren't too many more lots left on Bechtle.

Mr. Burkhardt explained he had heard there were developers looking at the other lots.

Ms. Zimmers asked if there were complaints from neighbors.

Mr. Thompson stated there were no complaints and there were no complaints or neighbors showing up at the City Plan Board.

Ms. Zimmers asked if the access road between Hobby Lobby and Home Depot were maintained by the city.

Mr. Thompson explained they were not maintained by the city, they were maintained by the businesses. Mr. Thompson explained the property owner would be responsible to maintain the access road up to the public road.

Mr. Ryan asked if there was anyone else that wished to speak. Hearing none, Mr. Ryan asked for a motion to close the public hearing.

**MOTION:** Mr. Brown made a motion to close the public hearing. Seconded by Mr. Harris.  
Approval by voice vote.

Mr. Ryan stated that the public hearing was now closed and asked for a motion to approve Case #21-A-32.

**MOTION:** Motion by Mr. Brown to approve Case #21-A-32 request from Calibre Engineering for a conditional use permit to construct an automobile oriented use (tire shop) at 2202 N Bechtle Ave. in a CC-2A, Shopping Center District. Seconded by Ms. Zimmers.

Hearing no further discussion or questions, the Board determined the following findings of facts:

1. No Opposition.
2. Property planned for automotive use.
3. Concerns about high traffic area.

**YEAS:** Mr. Ryan and Mr. Brown

**NAYS:** Mr. Burkhardt and Ms. Zimmers

**Motion failed 2 to 2.**

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**Board Comments:** None.

**Staff Comments:** None.

**Subject:** Adjournment

Mr. Brown made a motion to adjourn the meeting. Seconded by Mr. Burkhardt.

Mr. Ryan adjourned the meeting at 7:20 p.m.

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Ms. Dori Gaier, Chairperson

Ms. Denise Williams, Vice-Chairperson

# **Agenda Item # 5**

**Case #21-A-33**

**Conditional Use**

## **STAFF REPORT**

TO: Board of Zoning Appeals

DATE: August 13, 2021

PREPARED BY: Stephen Thompson

SUBJECT: Case #21-A-33

### **GENERAL INFORMATION:**

Applicant: Todd Fisher, 258 S. Arlington Ave., Springfield, Ohio. 45505.

Owner: Todd Fisher, 258 S. Arlington Ave., Springfield, Ohio. 45505.

Purpose: For a conditional use permit – restaurant

Location: 36702 E. High St.

Size: 0.481 acre

Existing Land Use and Zoning: Day Care, CO-1, Commercial Office District

Surrounding Land Use and Zoning: North: Intensive Commercial, CI-1  
East: Residential, RM-20  
South: Neighborhood Commercial, CN-2  
West: Commercial Office, CO-1

Applicable Regulations: Chapter 1172.05 Board of Zoning Appeals: Conditional Uses  
Chapter 1116.04 (k) Conditional Uses

File Date: June 30, 2021

### **BACKGROUND:**

The applicant seeks a conditional use permit to use the existing property as a restaurant.

The restaurant should provide 1 parking space per 4 seats. The applicant is planning to use the rear parcel and paved lot adjoining property to provide for a total of 20 parking spaces.

### **ANALYSIS for Conditional Use:**

In considering an application for a conditional use, the Board shall give due regard to the nature and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the

facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that the proposed conditional use at the proposed location:

- (1) Would not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

*Staff Comment: It would not.*

- (2) Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;

*Staff Comment: Yes.*

- (3) Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;

*Staff Comment: Yes.*

- (4) Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area;

*Staff Comment: Yes.*

- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

*Staff Comment: Yes.*

- (6) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

*Staff Comment: It will not.*

- (7) Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated in this Springfield Zoning Code for the particular conditional use, as the Board may deem necessary for the protection of adjacent properties and the public interest.

*Staff Comment: Yes, it does.*

**RETURNED REPORTS FROM STAFF:**

Service/Engineering Department:	Recommend approval
Building Inspections:	Recommend approval. All building department issues will be reviewed during plan review process.
Police Division:	Recommend approval
Fire Department:	Recommend approval
City Manager's Office:	NA

**STAFF RECOMMENDATION:**

Approval of the conditional use permit.

**ATTACHMENTS:**

1. Vicinity and zoning map
2. Application



#21-A-33 702 E. High St.





#21-A-33 702 E. High St.





#21-A-33 702 E. High St.



Google (2019)



**FOR OFFICE USE ONLY**

Case #: 21-85  
Date Received: 6-30-21  
Received by: LLS  
Application Fee: \$ 285.00  
Review Type:  
☐ Admin ☐ CPB ☐ BZA

21-A-# 33

**GENERAL APPLICATION****A. PROJECT**

1. Application Type & Project Description (attach additional information, if necessary):

Conditional use for restaurant

2. Address of Subject Property: 702 E. High St., Springfield OH 45505

3. Parcel ID Number(s): 3400700028100001

4. Full legal description attached? ☒ yes ☐ no

5. Size of subject property: 90 x 233 90 frontage .481 ac. 20,970 sq ft.

6. Current Use of Property: day care (lodge halls and amusement parks)

7. Current Zoning of Property: C0-1

**B. APPLICANT**

1. Applicant's Status (attach proof of ownership or agent authorization) ☒ Owner

☐ Agent (agent authorization required) ☐ Tenant (agent authorization required)

2. Name of Applicant(s) or Contact Person(s): Todd Fisher

Title: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Mailing address: 258 S. Arlington Ave

City: Springfield State: OH ZIP: 45505

Telephone: (941) 799-1130 Fax: ( ) \_\_\_\_\_

Email: toddfishernow@yahoo.com

3. If the applicant is agent for the property owner:

Name of Owner (title holder): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION  
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR  
KNOWLEDGE.**

Todd Fisher  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Todd Fisher  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Ohio

County of Clark

The foregoing instrument was acknowledged before me this 30 day of  
June, 2021

by Todd Fisher (name of person acknowledged).



**JAVAN N. SMITH**  
Notary Public, State of Ohio  
My Commission Expires  
February 1, 2025

Javan N Smith  
Notary Public Signature

My commission expires: Feb 01 2025



CITY OF SPRINGFIELD  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS APPLICATION

Date: 6.29.2021

Property address: 702 E. High St. Springfield OH 45505

Requested Action: ☒ Conditional Use  
☐ Interpretation of the Zoning Code or Map  
☐ Change of a Nonconforming Use  
☐ Other

Section of the Zoning code applicable: \_\_\_\_\_

Purpose of this request, including the improvements or physical changes proposed if this application is approved:

allow restaurant.

Please include the following exhibits:

**Exhibit A**

A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. Please see example site plan. Additional copies may be required as needed.

Basis for the requested action: Substantiate the reasons why you feel the Board of Zoning Appeals should grant your request. Be specific. Use the space that follows (attach additional pages if necessary).

Springfield lacks "Mom and Pop" restaurants  
compared to surrounding smaller cities.  
There are a handful of options that aren't  
national restaurant chains.

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Signature: Todd Fisher 6.29.21  
Applicant Date

Please Print Name: TODD FISHER

Transferred  
Sale Price 62000

202100010047 06/10/2021 03:44 PM  
Filed for Record in CLARK County, Ohio  
Nancy Pence, Recorder Rec Fees: \$42.00  
WARR OR Vol 2192 Pgs 2447 - 2449

APPROVED  
Clark County Tax Map

JUN 10 2021  
2379 JV  
John S. Federer  
Auditor

JUN 10 2021  
☒ Legal Description  
☐ Survey Plat / Locality  
☐ Subdivision / Association

### GENERAL WARRANTY DEED

Denzel R. McKinney and Robin D. McKinney, husband and wife and Jeffrey L. Branstutter and Cheryl L. Branstutter, husband and wife, (Grantors), for valuable consideration paid, grants, with general warranty covenants to:

Todd Fisher, (Grantees),

whose tax mailing address is: 258 S. Arlington Ave., Springfield, Ohio 45505,

the following real property:

Parcel 1:

Situate in the County of Clark, in the State of Ohio and in the City of Springfield and bounded and described as follows:

Being part of the premises known as Lot No. 34 in the City of Springfield, Ohio. Beginning at a point in the North line of High Street 287 feet West of the West line of Sycamore Street; thence in a Northerly direction parallel with the West line of said Lot 34 and with the West line of said Sycamore Street 250.25 feet more or less to the South line of a contemplated alley; thence Westwardly with the South line of said contemplated alley 90 feet to the West line of said Lot No. 34; thence Southwardly with the West line of said Lot to the North line of High Street; thence with the North line of High Street in an Eastwardly direction 90 feet more or less to the place of beginning.

Also and easement over and through a tract fronting 132 feet on the North side of East High Street and having a depth of 250.25 feet, more or less, now owned by Joseph A. McHugh and abutting on the above described premises on the East, for sewer purposes, to be used in common by Neal Chapter No. 522 Order of The Eastern Star of Springfield, Ohio, its successors and assigns, and said Joseph A. McHugh, and his heirs and assigns, for said purposes. Provided that said sewer, when and if constructed, shall be constructed and maintained at the sole cost and expense of grantee herein, its successors and assigns, and shall

ASPEN LAND TITLE AGENCY  
67 MARYDALE DRIVE  
BEAVERCREEK, OH 45440



702 E. HIGH ST. @ YORK AND HIGH ST.



Base Data

Parcel Number:

3400700028100001

Legal: N 51 HIGH

287 W OF  
SYCAMORE

20,970' SQ FT LOT

.481 ACRES

HAS PAVED LOT FOR  
12 SPACES

Note: Warranty Deed has detailed legal description



Base Data

Parcel Number:

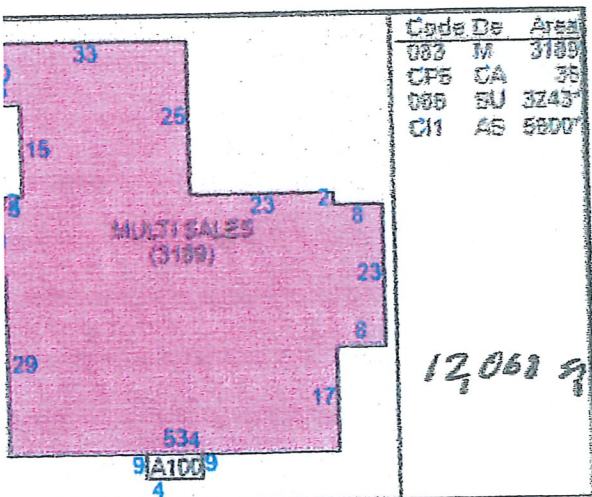
3400700028100002

Legal: N 51 HIGH 155 W  
OF SYCAMORE B LOT  
IN REAR

61,119 SQ FT. LOT

1.403 ACRES

HAS PAVED LOT FOR  
8 SPACES



# **Agenda Item # 6**

**Case #21-A-35**

**Conditional Use**

## STAFF REPORT

TO: Board of Zoning Appeals

DATE: August 13, 2021

PREPARED BY: Stephen Thompson

SUBJECT: Case #21-A-35

### **GENERAL INFORMATION:**

Applicant: Wallace r Patrick Jr., Tri-State Service Station Maintenance, Inc., 6830 Chrisman Lane, Middletown Ohio. 45042.

Owner: Nimisha Patel, 1910 Mitchell Blvd., Springfield, Ohio. 45503.

Purpose: Request conditional use permit – use property for Automobile and truck oriented use- Convenience store/ fuel station.

Location: 1910 Mitchell Blvd.

Size: 0.402 acre

Existing Land Use and Zoning: Convenience store, CC-2, Community Commercial District

Surrounding Land Use and Zoning: North: Residential, RS-8  
East: Commercial, CC-2  
South: Green space, Park, and School District, G  
West: Commercial, CC-2

Applicable Regulations: Chapter 1172.05 Board of Zoning Appeals: Conditional Uses  
Chapter 1108.04 (b) Conditional Uses

File Date: July 24, 2021

### **BACKGROUND:**

The applicant seeks a conditional use permit to use the property as a gas station. The owner would install canopy and gas pumps after receiving approval. The said parcel was used as a gas station in the past.

### **ANALYSIS for Conditional Use:**

In considering an application for a conditional use, the Board shall give due regard to the nature

and condition of all adjacent uses and structures, and the consistency therewith of the proposed use and development. Before authorizing a use as a conditional use, the Board shall review the facts and circumstances of each proposed conditional use in terms of the following standards and shall find adequate evidence showing that the proposed conditional use at the proposed location:

- (1) Would not be hazardous, harmful, noxious, offensive or a nuisance to the surrounding neighborhood by reason of noise, smoke, odor, vibration, dust and dirt, cinders, noxious gases, glare and heat, fire and safety hazards, sewage wastes and pollution, transportation and traffic, aesthetic and psychological effects. The Board shall use and give recognition to those performance standards which are available in model codes or ordinances, or have been developed by planning, manufacturing, health, architectural and engineering organizations, and can be applied to the proposed use, to assist it in reaching a fair and objective decision;

*Staff Comment: It would not.*

- (2) Is in fact a conditional use as established under the provisions of this Springfield Zoning Code as eligible to be permitted in the district involved;

*Staff Comment: Yes.*

- (3) Will be harmonious with and in accordance with the general objectives, or with any specific objective of this Springfield Zoning Code;

*Staff Comment: Yes.*

- (4) Will be designed, constructed, operated and maintained as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not change the essential character of the same area;

*Staff Comment: Yes.*

- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

*Staff Comment: Yes.*

- (6) Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

*Staff Comment: It will not.*

- (7) Will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. Upon authorizing a conditional use, the Board shall impose such requirements and conditions with respect to location, construction, maintenance and operation, in addition to those expressly stipulated

in this Springfield Zoning Code for the particular conditional use, as the Board may deem necessary for the protection of adjacent properties and the public interest.

*Staff Comment: Yes, it does.*

**RETURNED REPORTS FROM STAFF:**

Service/Engineering Department:	Recommend approval. Will need to address drainage issues when improvements are made
Building Inspections:	Recommend approval. All building department issues will be taken care of in the plan review process.
Police Division:	Recommend approval
Fire Department:	Recommend approval
City Manager's Office:	NA

**STAFF RECOMMENDATION:**

Approval of the conditional use permit.

**ATTACHMENTS:**

1. Vicinity and zoning map
2. Application



#21-A-35  
1910 Mitchell Blvd.





#21-A-35

1910 Mitchell Blvd.

RS-8

CITY RM-12

CITY CO-2

G

CITY

CITY CH-1



340-07-00030-402-035  
HOME ROAD RIDGE CO., LLC.  
10.195 ACRES  
O.R. VOL 1993, PG. 812





■ Planning & Zoning

FOR OFFICE USE ONLY

Case #: 21-97  
Date Received: 5-26-21  
Received by: JLS  
Application Fee: \$ 285 *pl*  
Review Type:  
☐ Admin ☐ CPB ☒ BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description (attach additional information, if necessary):

Canopy for Gas Pumps 24'x88'

2. Address of Subject Property: 1910 Mitchell Blvd.

3. Parcel ID Number(s): 3400700030402048

4. Full legal description attached? ☒ yes ☐ no

5. Size of subject property: .8635

6. Current Use of Property: Convenience Store

7. Current Zoning of Property: City CC-2

B. APPLICANT

1. Applicant's Status (attach proof of ownership or agent authorization) ☐ Owner

☒ Agent (agent authorization required) ☐ Tenant (agent authorization required)

2. Name of Applicant(s) or Contact Person(s): Wallace R. Patrick Jr

Title: Agent/Contractor

Company (if applicable): TRI-STATE SERVICE STATION MAINTENANCE, Inc.

Mailing address:

6830 Chrisman Lane

City: Middletown State: Ohio ZIP: 45042

Telephone: (513) 423-3694 Fax: (513) 423-9209

Email

ray@trsm-inc.com

3. If the applicant is agent for the property owner:

Name of Owner (title holder): Nimisha Patel

Mailing Address: 1910 Mitchell Blvd

City: Springfield, State: Ohio ZIP: 45503

**I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION  
CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR  
KNOWLEDGE.**

[Signature]  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Wallace R. Patrick Jr  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Ohio  
County of BUTLER

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of  
JULY, 2021

by Wallace R. Patrick Jr (name of person acknowledged).

(seal)



Jennifer L. Patrick  
Notary Public, State of Ohio  
My Commission Expires  
April 19, 2025

[Signature]  
Notary Public Signature

My commission expires: 4/19/2025



CITY OF SPRINGFIELD  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION

PROPERTY OWNER AFFIDAVIT (IF NECESSARY)

Address: 1910 Mitchell Blvd  
Parcel No.: 3400200030402048  
Acreage: .8635

Agent Name: Wallace R Patrick Jr TSPM, Inc.  
Agent Tax Mailing Address: 6830 Chrisman Lane  
Middletown, OH 45042  
Agent Phone Number: 0-513-423-3694 M-513-617-2848

Owner Name: Nimisha Patel  
Owner Tax Mailing Address: 1910 Mitchell Blvd  
Springfield OH 45503  
Owner Phone Number: 937 925-0672

Requested Action: Obtain approval for and permit  
(to be conducted by for canopy and gas pumps with  
Agent, authorized by Monument sign.  
owner):

I hereby certify that:  
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of  
this application.

Property owner  
signature: N Patel

Printed name: Nimisha Patel

Date: 07/20/2021

State of Ohio  
County of Clark

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 2021



JONATHAN D E WHITACRE  
Notary Public, State of Ohio (name of person acknowledged).  
Commission No. 2015-RE-539914  
My Commission Expires  
July 27, 2025

[Signature]  
Notary Public Signature

My commission expires: 7/27/2025





☒ Planning & Zoning

CITY OF SPRINGFIELD  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS APPLICATION

Date: \_\_\_\_\_

Property address: 1910 Mitchell Blvd.

Requested Action: ☒ Conditional Use  
☐ Interpretation of the Zoning Code or Map  
☐ Change of a Nonconforming Use  
☐ Other

*Corrected*

Section of the Zoning code applicable: 1118.04

Purpose of this request, including the improvements or physical changes proposed if this application is approved:

Request approval for a conditional use - to use  
the property as a convenience store/fuel station

Please include the following exhibits:

**Exhibit A**

A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. Please see example site plan. Additional copies may be required as needed.

Basis for the requested action: Substantiate the reasons why you feel the Board of Zoning Appeals should grant your request. Be specific. Use the space that follows (attach additional pages if necessary).

Provide additional service to  
community that will change current  
business for the neighborhood.



CITY OF SPRINGFIELD  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION

BOARD OF ZONING APPEALS APPLICATION

Date: 7-20-21

Property address: 1910 Mitchell Blvd.

Requested Action: ☒ Conditional Use  
☐ Interpretation of the Zoning Code or Map  
☐ Change of a Nonconforming Use  
☐ Other



Section of the Zoning code applicable: 1117.04

Purpose of this request, including the improvements or physical changes proposed if this application is approved:

Addition of Canopy for gas pumps and  
Monument Sign.

Please include the following exhibits:


**Exhibit A**

A scale drawing with the dimensions of the property including existing and proposed buildings and their distances from lot lines, parking spaces, and adjoining streets and alleys. Please see example site plan. Additional copies may be required as needed.

Basis for the requested action: Substantiate the reasons why you feel the Board of Zoning Appeals should grant your request. Be specific. Use the space that follows (attach additional pages if necessary).

Provide additional service to  
community that will enhance current  
business for the neighborhood.

---

Signature:  agent for owner 7-21-21  
Applicant Date

Please Print Name: Wallace R. Patrick Jr.

**2021 BOARD OF ZONING APPEALS ATTENDANCE**

BOARD MEMBERS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
		20	17	15	19	17	21	19	16	20	18	15	20
Dori Gaier Reso. 6048	5-11-2019 5-11-2012	P	P	P	A	P	P	A					
Denise Williams Reso. 6059	8-03-2019 8-03-2022	P	A	P	P	P	A	A					
Matthew Ryan Reso. 5839	7-28-2020 8-11-2023	P	A	A	P	P	P	P					
Mark Brown Reso. 5869	1-20-2018 3-13-2021	P	P	A	P	P	P	P					
James Burkhardt Reso. 5880	4-01-2018 3-31-2021	A	P	P	A	P	A	P					
Rhonda Zimmers Reso. 5914	1-5-2019 1-06-2022	P	P	P	P	A	A	P					
Charles Harris Reso. 6069	11-26-2019 3-26-2022	P	P	P	P	P	P	A					

NOTE: The first date shown is the original appointment/reappointment date. The second date represents the most recent term's expiration.  
The City Commission Resolution is also listed.



Planning & Zoning

CITY OF SPRINGFIELD  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING AND ZONING DIVISION

**City Planning Board**  
**Regular Meeting - First Monday following the First Tuesday of the Month**  
**7:00 P.M. - City Forum, City Hall, 76 E. High St., Springfield, Ohio**

**City Planning Board**  
**Meeting Date:**

January 11, 2021  
February 8, 2021  
March 8, 2021  
April 12, 2021  
May 10, 2021  
June 7, 2021  
July 12, 2021  
August 9, 2021  
September 13, 2021  
October 11, 2021  
November 8, 2021  
December 13, 2021

**Lotsplit Variance,**  
**Rezoning, and Final**  
**Subdivision**  
**Application**  
**Deadline:**

December 21, 2020  
January 15, 2021  
February 12, 2021  
March 22, 2021  
April 19, 2021  
May 17, 2021  
June 21, 2021  
July 19, 2021  
August 23, 2021  
September 20, 2021  
October 18, 2021  
November 22, 2021

**Board of Zoning Appeals**  
**Regular Meeting-Third Monday of the Month**  
**7:00 P.M.- City Forum, City Hall, 76 E. High St., Springfield, Ohio**

**Board of Zoning**

January 20, 2021 \*  
February 17, 2021 \*  
March 15, 2021  
April 19, 2021  
May 17, 2021  
June 21, 2021  
July 19, 2021  
August 16, 2021  
September 20, 2021  
October 18, 2021  
November 15, 2021  
December 20, 2021

**Application Deadline:**

December 28, 2020  
January 25, 2021  
February 22, 2021  
March 29, 2021  
April 26, 2021  
May 28, 2021  
June 28, 2021  
July 26, 2021  
August 30, 2021  
September 27, 2021  
October 25, 2021  
November 29, 2021

\* Denotes meeting day changed to Wednesday due to holiday.

Effective Date: December 2020

Prepared by the Planning and Zoning Division